



House rules

September 2025 edition

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The legally binding German original text was handed over to the tenant at the time of signing the tenancy agreement.

Dear Sir or Madam,

These house rules are an integral part of the tenancy agreement and are intended to ensure orderly and peaceful coexistence among neighbours and to maintain an attractive and clean appearance of the property, both inside and out. Failure to comply with the house rules entitles the landlord to terminate the tenancy agreement after an unsuccessful written warning.

Mutual respect and quiet hours

In the interests of all tenants, noise disturbance must be avoided. **The general quiet times between 10 p.m. to 7 a.m. and from 12 noon to 2 p.m.** must be observed. During these times, no activities that disturb the peace are permitted. On Sundays and public holidays especially, the tenants' right to enjoy a peaceful environment must be respected. The quiet times also apply to gardens and children's playgrounds.

When using **vacuum cleaners, dishwashers, washing machines and tumble driers** installed in the flat the same **general quiet hours must be respected**. These appliances must not be used **between 10 p.m. to 7 a.m.** The same applies to noisy manual or construction work, which must not be conducted after 6 p.m. In addition, such works are prohibited at lunchtime between 12 noon and 2 p.m.

Music may be played outside the quiet hours for 2-3 hours per day with the windows closed. For very loud instruments such as drums or trumpets, consideration must be given to fellow tenants to the usual extent.

Cleaning

If general cleaning is not provided by the caretaker, each tenant is responsible for cleaning the staircase and landing leading to his/her flat on a weekly basis. If there are several flats on the same floor, the tenants shall take turns to clean. Furthermore, the tenants are responsible for cleaning the common basement and attic rooms as well as for winter maintenance, unless a building maintenance/cleaning company has been commissioned to perform these tasks.

Any extraordinary dirt caused by residents or visitors must be removed immediately by the tenant responsible.

Tenants are obliged to thoroughly clean the compartments allocated to them in the basement and attic once a year.

Waste disposal

Waste must not be kept on the balcony or patio, in the basement or outside of the flat, neither open nor in rubbish bags.

If no containers are available rubbish bags must not be placed in front of the house until the evening before waste collection day. This is subject to cantonal regulations. Please see the applicable local waste collection schedule.

Bicycles, trailers and pushchairs

Bicycles, trailers and prams must be stored in the designated rooms, in the tenant's own cellar or in other the designated areas. Accessories and other items may not be stored there. **Only roadworthy bicycles may be left in the designated areas.**

Stairwell, basement and lift

No private items may be stored outside the rented flats, i.e. in the stairwell, entrance area, basement or attic corridors. It is prohibited to store highly flammable, explosive or foul-smelling materials in the basement rooms.

The civil defence toilet and shower facilities are intended for use in the event of war or disaster. They therefore remain locked and may not be used.

Children are not allowed to play in the shared areas such as the stairwell, corridors, lift, basement, etc.

Smoking is prohibited in all shared areas such as the stairwell, basement, laundry room, etc.

Laundry and drying room

Please note the individual laundry room rules for your property, which are valid.

The operating instructions must be followed precisely. The machines and the laundry/drying room must be cleaned thoroughly after each use.

Balconies and outdoor seating

For safety reasons, flower boxes may only be attached to the inside of the parapet using a stable bracket.

Wall cupboards, other furniture and fixtures that exceed the height of the parapet are not permitted.

Awnings must not be extended in rain or intense winds.

Barbecue

Only electric or gas barbecues that can be covered may be used. Respect must be shown to neighbours and excessive odour emissions from barbecuing must be avoided.

Private antenna systems

The installation and use of private antenna systems on façades, balconies, garden seating areas and roofs is not permitted.

Mobile satellite dishes may be installed on balconies provided they do not protrude above the parapet.

Gardens, children's playgrounds and surroundings

Access paths, lawns and flower beds must be kept clean.

Prams, bicycles and toys must not be left on paths, squares or driveways. Toys for the garden must be put away in the evening.

General

- (1) No objects may be thrown out of windows or from balconies. Shaking out bedding, towels, brooms, etc. from windows and balconies is prohibited.
- (2) When transporting furniture and heavy objects, protective covers must be placed on stairs and floors as well as in the lift cabin.
- (3) Tenants must ensure that their rooms are adequately heated in winter. Radiators must not be turned off at any time of year. The flat must be ventilated regularly. Tenants may be held liable for any damage caused by failure to comply with these regulations.
- (4) In addition to a standard nameplate, only stickers indicating that unwanted advertising is not permitted are allowed on the letterbox.

Thank you very much for respecting these house rules.